

1 of 3

P.R.D. OF SOUTH WHIDBEY CO-HOUSING A PARCEL OF LAND SITUATE IN THE N.W. 1/4 OF THE N.W. 1/4 OF SEC. 22 T. 29 N. R. 3 E., W.M. ISLAND COUNTY, WASHINGTON

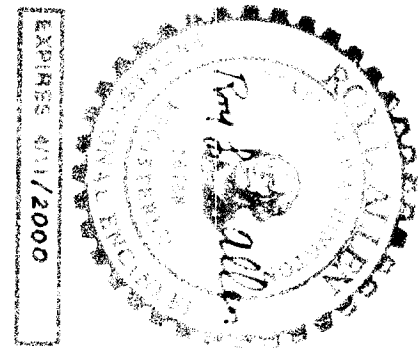
3299120

FINAL P.R.D. No. 094/96.R32922-487-1010

LEGAL DESCRIPTION

SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON: THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER ALL LYING EASTERLY OF THE COUNTY ROAD, AS IT EXISTED APRIL 29, 1910, IN SECTION 22, TOWNSHIP 29 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN:

EXCEPT THE SOUTH 5 5/7 RODS MEASURED ALONG THE EAST LINE) OF SAID PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER:



RESERVATION

OPEN SPACE A AND B IDENTIFIED HEREON AS COMMUNITY OPEN SPACE ARE RESERVED AND PERMANENTLY COMMITTED AS OPEN SPACE AND LEFT IN UNDISTURBED NATURAL STATE TO BE MAINTAINED AND USED AS SHOWN HEREON AND AS SPECIFIED IN THE DECLARATION OF COVENANTS CONDITIONS EASEMENTS AND RESTRICTIONS AND ARE FOR PASSIVE RECREATION ONLY EXCEPT AS SPECIFIED IN SAID DECLARATION OF COVENANTS CONDITIONS EASEMENTS AND RESTRICTION.

EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY, WHIDBEY TELEPHONE COMPANY, TOI CABLEVISION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 7 FT. OF THE FRONT OF EACH LOT AND THE PRIVATE ROADS SHOWN HEREON IN WHICH TO INSTALL LAY CONSTRUCT RENEW OPERATE AND MAINTAIN UNDERGROUND CONDUITS CABLE WIRES AND VAULTS WITH NECESSARY UNDERGROUND AND/OR GROUND MOUNTED FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE PRD AND OTHER PROPERTY WITH ELECTRIC TELEPHONE AND CABLE TELEVISION SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED. ALSO EACH LOT SHALL BE SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH PARALLEL WITH AND ADJACENT TO ALL INTERIOR LOT LINES FOR PURPOSES OF UTILITIES AND DRAINAGE.

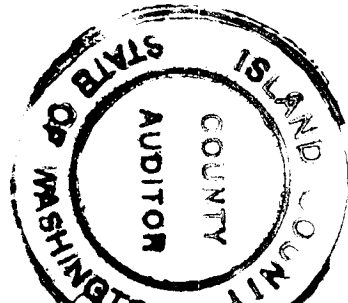
RESTRICTIONS

- A. THE P.R.D. SHALL BE LIMITED TO A TOTAL OF EIGHT LOTS WITH A SINGLE RESIDENCE, AND NO FURTHER SUBDIVISION SHALL BE ALLOWED.
- B. THE REQUIRED MINIMUM BUILDING SETBACKS SHALL BE 5' FROM THE FRONT LOT LINE AND 0' FROM ALL SIDE AND REAR LOT LINES.
- C. OTHER THAN THE ALREADY CONSTRUCTED PUMP HOUSE, INSTALLATION OF ALL UTILITIES ONSITE SHALL BE UNDERGROUND.
- D. THE LANDSCAPE BUFFER THAT IS A MINIMUM OF THIRTY-FIVE (35) FEET IN WIDTH AROUND THE PERIMETER OF THE SITE, OTHER THAN AT THE ENTRANCE ONTO THE SITE, SHALL BE PRESERVED AS NATURAL, UNDISTURBED OPEN SPACE EXCEPT FOR THE CONSTRUCTION AND USE OF TRAILS AND MAINTENANCE TO REMOVE ONLY DEAD OR DISEASED VEGETATION OR VEGETATION THAT POSES A THREAT TO PEOPLE OR PROPERTY.
- E. DIRECT ACCESS TO MAXWELTON ROAD IS RESTRICTED TO THE PRIVATE ROADS SHOWN HEREON
- F. NO BLOCKING, DIVERTING OR OTHER ALTERATION OF EXISTING NATURAL, OR APPROVED MAN-MADE DRAINAGE WAYS IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE SAID COUNTY ENGINEERING DEPARTMENT.
- G. ALL LOTS IN THIS PLANNED RESIDENTIAL DEVELOPMENT ARE SUBJECT TO AND SHALL BE SOLD SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS UNDER AUDITOR'S FILE NO.
- H. IF AND WHEN INSTALLATION OF THE DRAINFIELD OCCUR, THE WORK SHALL BE DONE QUICKLY AND THE AREA RE-SEEDED WITH NATIVE GRASSES WITHIN THE SAME GROWING SEASON.
- I. NO DRAINFIELDS SHALL BE LOCATED IN ANY AREA THAT WOULD REQUIRE THE REMOVAL OF EXISTING TREES OR SHRUBS.

APPROVALS

THIS PLANNED RESIDENTIAL DEVELOPMENT CONFORMS TO THE REQUIREMENTS OF THE PLANNED RESIDENTIAL DEVELOPMENT AS ESTABLISHED BY CHAPTER 16.17, ISLAND COUNTY CODE, AND IS HEREBY APPROVED THIS 17th DAY OF July 1998.

EXAMINED AND APPROVED IN ACCORDANCE WITH R.C.W. 56.17.1600) AND CHAPTER 16.01 ISLAND COUNTY CODE THIS 17th DAY OF July 1998.



AUDITOR'S CERTIFICATE

FILED FOR RECORDING THIS 17th DAY OF July 1998 IN VOLUME 81-83 OF PLANNED RESIDENTIAL DEVELOPMENTS, PAGE 12013735 RECORDS OF ISLAND COUNTY WASHINGTON AT THE REQUEST OF ISLAND COUNTY.

TREASURER'S CERTIFICATE

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE INCLUDING TAXES FOR THE CURRENT YEAR, 1998 (A.P.N.'s R32922-062-0670 R32922-041-0240 AND R32927-518-0210).

ISLAND COUNTY TREASURER

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF ISLAND COUNTY AND THE WASHINGTON STATE SURVEY RECORING ACT IN THE COUNTY OF ISLAND.

L. SHAYNE THATCHER, P.L.S. WASHINGTON CERTIFICATE NO 28444



NOTES

ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN AND OR PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS PLANNED RESIDENTIAL DEVELOPMENT. APPROVAL OF THIS PRD DOES NOT GUARANTEE THE ISSUANCE OF ONSITE SEWAGE DISPOSAL PERMITS NOR THE AVAILABILITY OF POTABLE WATER. PARKING AREA INCLUDES TWO SPACES PER LOT, IN LIEU OF PROVIDING REQUIRED PARKING ON EACH INDIVIDUAL LOT. AREA WILL BE MAINTAINED IN ACCORDANCE WITH ROAD MAINTENANCE AGREEMENT IN CCR'S.

Civil Engineers and Surveyors  
P.O. Box 306  
104 N. Main St.  
Covington, WA 98026  
(360) 678-6363  
Fax (360) 678-6366

SOUTH WHIDBEY CO-HOUSING P.R.D.  
THE NW 1/4 OF NW 1/4 OF  
SEC. 22, TWP. 29 N, RNC. 3 E., W.M.

ISLAND COUNTY SHEET 1 OF 3 WASHINGTON

F.B. No.	FOR: SOUTH WHIDBEY CO-HOUSING	SCALE: 1" = 50'
APPROVED BY: LST	Covering 6-24-98 to 7-30-02 on E.S.T.	DRAWN BY: CHS





3299120

FINAL P.R.D. No. 094/96.R32922-487-1010

DATE

NOTE

ROAD MAINTENANCE, TRAIL MAINTENANCE, AND WELL POLLUTION RADIUS ARE ADDRESSED IN THE CCR'S FILED WITH THIS PLAN

ADDRESS

- LOT 1 6037 Cascoia Way
- LOT 2 6043 Cascoia Way
- LOT 3 6045 Cascoia Way
- LOT 4 6048 Cascoia Way
- LOT 5 6048 Cascoia Way
- LOT 6 6044 Cascoia Way
- LOT 7 6042 Cascoia Way
- LOT 8 6034 Cascoia Way

LEGEND

- DENOTES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP
- INScribed (D.P.A.C. 28414) SET THIS SURVEY
- DENOTES REBAR OR IRON PIPE FOUND AND HELD AS NOTED
- ⊕ DENOTES QUARTER CORNER FOUND AND HELD AS NOTED
- ⊕ DENOTES QUARTER CORNER NOT LOCATED PER THIS SURVEY
- ⊕ DENOTES SECTION CORNER FOUND AND HELD AS NOTED
- ⊕ DENOTES SECTION CORNER NOT LOCATED PER THIS SURVEY
- ⊕ DENOTES CONSERVATION EASEMENT BOUNDARY

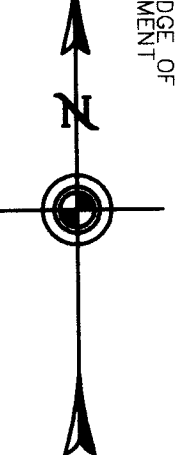
LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 08°23'52" W	67.08'
L2	N 84°58'39" E	53.99'
L3	N 60°48'45" W	73.34'
L4	S 34°08'04" W	7.47'
L5	S 82°10'18" W	52.59'
L6	S 42°10'44" W	38.13'
L7	N 32°56'01" W	144.37'
L8	N 80°55'54" E	109.23'
L9	N 38°39'14" W	38.66'
L10	S 24°41'06" W	45.96'
L11	S 52°09'24" E	52.17'
L12	N 73°41'39" E	35.06'
L13	N 49°59'45" W	45.00'
L14	S 13°05'54" E	16.59'
L15	N 88°27'30" W	106.37'
L16	N 88°27'30" W	109.69'
L17	N 13°05'54" E	31.49'
L18	N 69°03'03" E	28.36'
L19	S 40°05'56" W	23.83'
L20	S 40°05'56" W	69.05'
L21	S 17°28'04" E	59.51'
L22	S 34°10'08" W	62.97'
L23	S 34°10'08" W	95.39'
L24	N 24°41'06" E	44.31'
L25	S 52°09'24" E	70.53'
L26	S 13°05'54" E	48.07'
L27	S 69°03'03" W	28.36'
L28	S 20°10'00" E	52.42'
L29	N 12°04'43" E	64.89'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	70.00'	32.91'	6.74'	10°33'50"
C2	70.00'	34.81'	7.17'	28°28'40"
C3	35.00'	38.59'	9.72'	62°04'45"
C4	35.00'	39.21'	9.72'	20°04'12"
C5	45.00'	20.61'	10.48'	26°14'26"
C6	100.00'	10.24'	5.48'	05°51'04"
C7	100.00'	23.74'	13.91'	13°36'10"
C8	60.00'	33.20'	17.04'	31°42'30"
C9	60.00'	32.28'	32.98'	57°34'00"
C10	70.00'	33.09'	33.87'	51°38'13"
C11	40.00'	33.09'	31.73'	78°50'30"
C12	50.00'	34.98'	17.21'	39°03'30"
C13	35.00'	30.41'	25.34'	82°08'57"
C14	25.00'	39.41'	25.34'	90°46'57"
C15	80.00'	45.02'	23.13'	32°14'43"

GRAPHIC SCALE  
(IN FEET)  
1 inch = 100 ft.



Center Line Transportation Easement

LINE	DIRECTION	DISTANCE
TE1	N 89°30'25" W	103.80'
TE2	N 83°21'57" W	142.80'
TE3	S 04°58'42" E	43.94'
TE4	N 28°21'59" W	34.94'
TE5	S 63°41'05" E	82.26'
TE6	N 72°09'40" E	153.40'
TE7	S 36°56'46" W	112.12'
TE8	S 36°56'46" W	97.92'
TE9	S 08°00'24" E	60.75'
TE10	S 67°32'42" E	41.80'
TE11	S 04°08'17" E	127.12'
TE12	N 89°31'43" E	50.00'

Drainfield Dimensions Primary and Reserve

LOT	DRAINFIELD	DIMENSION
LOT 1	84' X 63'	
LOT 2	50' X 100'	
LOT 3	50' X 100'	
LOT 4	60' X 80'	
LOT 5	50' X 100'	
LOT 6	50' X 100'	
LOT 7	50' X 100'	
LOT 8	50' X 100'	

FOR DRAINFIELDS SEE CCR'S AF NO.



SOUTH WHIDBEY CO-HOUSING P.R.D.  
A PORTION OF THE NW OF THE NW OF  
SEC. 22, TWP. 29 N, RNC. 3 E, W.M.

SHEET 3 OF 3

WASHINGTON

**Datum Pacific, Inc.**  
Civil Engineers & Land Surveyors  
404 N. Main St.  
Coeur d'Alene, WA 83814  
Tel: (208) 678-4366

ISLAND COUNTY  
F.B. No. 2-36 Pg. 44-71 & 2-45  
APPROVED BY: LST  
FOR: SOUTH WHIDBEY CO-HOUSING  
SCALE: 1" = 100'  
DRAWN BY: CHS